101.0	0001	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,471,500	/	1,471,500
USE VALUE:	1,471,500	/	1,471,500
ASSESSED:	1,471,500	/	1,471,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TALANIAN GAAR E & LORI
Owner 2:	
Owner 3:	
Street 1:	49 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRIFFIN MAUREEN L & YEE SUSAN -
Owner 2:	TRS/LEARY FMLY REVOCABLE TRUST -
Street 1:	49 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .321 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 4666 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13963.000	868,700	15,600	587,200	1,471,500
Total Card	0.321	868,700	15,600	587,200	1,471,500
Total Parcel	0.321	868,700	15,600	587,200	1,471,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.37 | /Parcel: 315.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	64922
GIS Ref	
GIS Ref	
Insp Date	02/06/17

!8069!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	868,700	15600	13,963.	587,200	1,471,500		Year end	12/23/2021
2021	101	FV	841,700	15600	13,963.	587,200	1,444,500		Year End Roll	12/10/2020
2020	101	FV	841,700	15600	13,963.	587,200	1,444,500	1,444,500	Year End Roll	12/18/2019
2019	101	FV	668,900	15600	13,963.	587,200	1,271,700	1,271,700	Year End Roll	1/3/2019
2018	101	FV	668,900	15600	13,963.	503,300	1,187,800	1,187,800	Year End Roll	12/20/2017
2017	101	FV	725,500	18800	13,963.	469,800	1,214,100	1,214,100	Year End Roll	1/3/2017
2016	101	FV	725,500	18800	13,963.	402,700	1,147,000	1,147,000	Year End	1/4/2016
2015	101	FV	212,400	0	13,963.	360,700	573,100	573,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:40:52

LAST REV

Date	Time
02/15/17	08:32:41
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8069

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRIFFIN MAUREEN	1447-126		1/13/2014	Change>Sale	600,000	No	No		
LEARY JANE,	1409-140		12/29/2011	Convenience	1	No	No		
LEARY PHILIP F	14776-499		1/20/2001	Family		No	No		
	695-39		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	64922
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2014	1398	Ingr. Po	26,750					Demolition only of
9/23/2014	1278	Heat App	31,900		9/30/2014			Install 2 unit hea
6/10/2014	631	New Buil	475,000					
5/15/2014	457	Demoliti	25,000					

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2017	Meas/Inspect	DGM	D Mann
4/1/2015	Meas/Inspect	PC	PHIL C
6/25/2014	Info Fm Prmt	PC	PHIL C
6/18/2014	Info Fm Prmt	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13963		Sq. Ft.	Site		0	70.	0.60	4									587,228						587,200	

Total AC/HA:	0.32055	Total SF/SM:	13963	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	587,228	Spl Credit		Total:	587,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2014	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:	1	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.87503213
Const Adj.:	0.99989998
Adj $ / SQ:	113.743
Other Features:	120035
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	872149
Depreciation:	3489
Depreciated Total:	868661

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	M
Totals			
1	10	4	

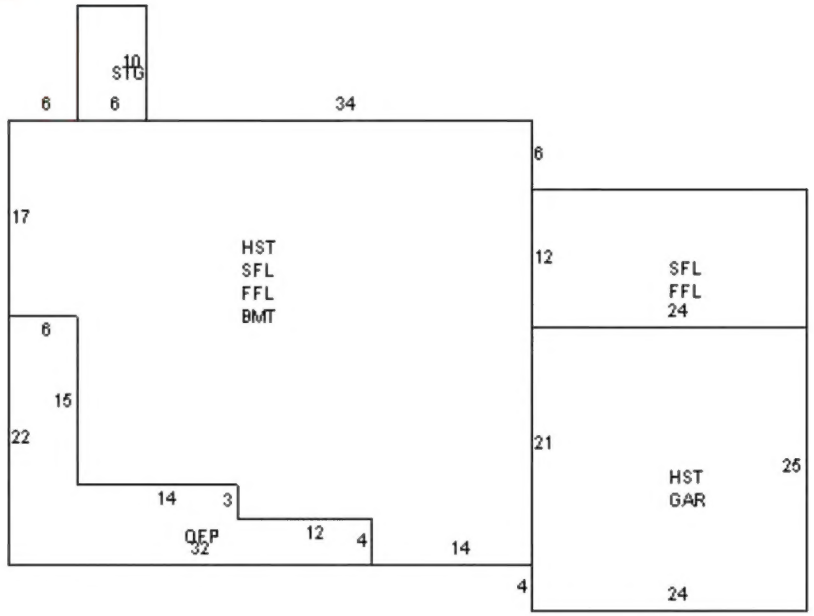
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	137.63
Special Features:	0	Val/Su Net:	122.01
Final Total:	868700	Val/Su SzAd	186.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,804	113.740	205,192
SFL	Second Floor	1,804	113.740	205,192
BMT	Basement	1,516	34.120	51,730
HST	Half Story	1,058	113.740	120,340
GAR	Garage	600	19.160	11,499
OFP	Open Porch	278	22.430	6,236
STG	Storage	60	9.330	560

Net Sketched Area:	7,120			Total:	600,749
Size Ad	4666	Gross Area	8178	FinArea	4666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	D	Y	1	16x32	V	VG	2014	31.32	T	2.5	101			15,600			15,600

More:	N	Total Yard Items:	15,600	Total Special Featues:		Total:	15,600